

**27 Redcliffe Ave, Balga, WA, 6061**



**House For Sale**

Thursday, 22 August 2024

27 Redcliffe Ave, Balga, WA, 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Steve Lorrimar

0892712777

## Opportunity Knocks!! 846m2 R40 Corner Block Opposite Park

Build your dream home, land bank or create a boutique development, it's all up to you! Situated just opposite Balga Senior High School on one side and Redcliffe Ave Nature Reserve on the other, this very generous block is open to numerous possibilities.

The property currently has planning approval for three new 3 to 4 bedroom villas, all with their own street frontage. Alternatively, it has also previously received WAPC subdivision approval for 3 street front strata lots (280m2 to 286m2 each).

The existing 3 bedroom 1 bathroom home is neat and tidy and currently rented on a periodic lease at \$370 per week with current market rent now around \$550 per week (the existing owner is happy to renegotiate the rent with the tenants for you if you wish).

Features at a Glance:

- 3 Bedrooms 1 Bathroom 1 Patio 1 Shed
- 846m2 flat corner lot Zoned R40 (two street frontages)
- Current planning approval for 3 street front villas (to 3/8/2025)
- Previous planning approval for 3 street front strata lots (just expired in March)
- Superb location opposite park & Balga Senior High School
- Currently rented at \$370/week (market rent now around \$550/week)
- BAL rating of 19
- Less than 4kms (or 6 minutes drive) to Mirabooka Square Shopping Centre
- Around 10kms (or 15 minutes drive) from the beach (Mettams Pool or Trigg Beach)
- Around 15kms from the center of Perth City (or just over 20 minutes drive)
- Council Rates: \$1,555 p.a. Water Rates: \$950 p.a.